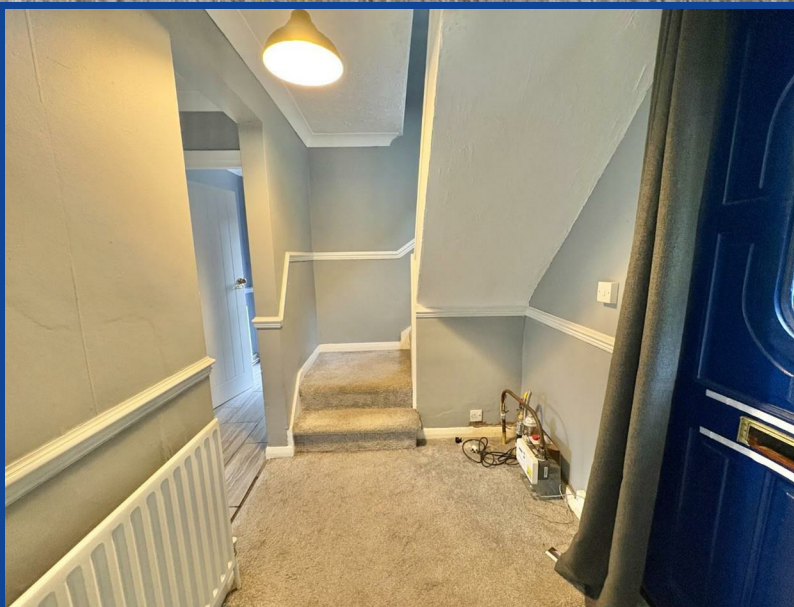




Beech Crescent, Heighington Village, DL5
6PT
3 Bed - House - Semi-Detached
£165,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

* NO FORWARD CHAIN * LARGE REAR GARDEN *
POPULAR VILLAGE LOCATION *

Robinsons have the pleasure of offering to the sales market this three bedroom semi-detached home, located in the ever desirable Heighington Village. The property is offered for sale with no onward chain and has the benefit of off road parking and large enclosed rear garden.

The house is warmed by gas central heating and has double glazed windows. The internal accommodation comprises of; entrance hallway, lounge with patio doors leading to the garden. Kitchen with a range of storage units and space for appliances. Rear hallway with door giving access to the garden, cloakroom/WC.

To the first floor there are three well-proportioned bedrooms and a bathroom with three piece suite.

Outside the house has a driveway to the front, while at the rear there is a good sized enclosed garden with garden sheds and patio areas.

Heighington village is a desirable village, conveniently positioned for commuting to the A1(M), North and South. The village itself has a primary school, village shop, public house and restaurant and is surrounded by an abundance of countryside views and walks.

Contact Robinsons for further information and to arrange an internal viewing.

AGENTS NOTES

Council Tax: Durham County Council, Band A - Approx. £1,663p.a
Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to

confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate – N/A

Rights & Easements – None known, check with seller

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – check with seller

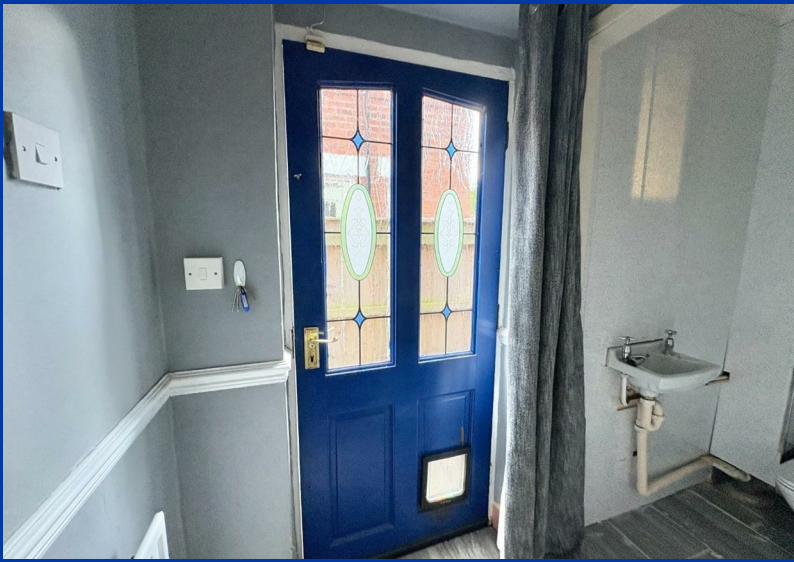
Planning Permission – check with seller.

Accessibility/Adaptations – any alterations or conversions etc.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

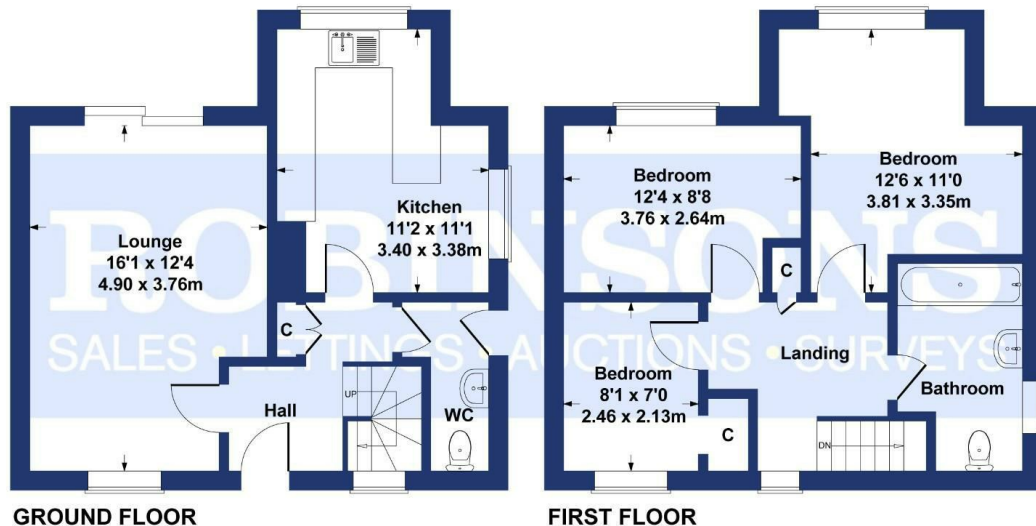
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Beech Crescent Heighington Village

Approximate Gross Internal Area
942 sq ft - 88 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

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E: info@robinsonsdurham.co.uk

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E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

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E: info@robinsonswynyrd.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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